

Project #18-1431, Evergreen Playfield Turf Conversion

Current Status: Application Submitted

Project Details

Primary Sponsor: City of Mountlake Terrace

Primary Contact: Kevin Witte
(425) 640-3105
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Funding Program: YAF - Large

Project Type: Development

Project Description

The City Mountlake Terrace will use this grant for redevelopment of Evergreen Playfield #1, located in central Mountlake Terrace on 56th Ave West south of 220th Street. The existing dirt surface will be converted to an 88,000 square foot synthetic turf playfield that will support multiple sports including baseball, fastpitch, soccer, rugby, lacrosse, flag football, ultimate disc, and other field sports. Development will include preparing and installing artificial turf at the existing location along with high efficiency LED lighting. Additional development will include new fencing and landscaping. The primary recreation opportunity provided by the project will be youth active play. Mountlake Terrace will contribute \$1.23 million in cash and grants from WWRP Local Parks, private grants and local user groups.

Project Overall Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer
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Program Outcomes

Youth Served	300
Youth Served by the development or renovation project	2100

Sites Improved

Project acres renovated	1.86
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Completion Date

Projected date of completion	06/01/2022
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Project Funding

Funding Request	Funding %	Min Match Required	Sponsor Match Source
YAF - Large (FY2020)	\$350,000	22.05 %	Appropriation \ Cash
Sponsor Match	\$1,237,000	77.95 %	Cash Donations
Total Project Funding	\$1,587,000	100.00 %	Grant - Private
			Grant - RCO WWRP

Project Cost Summary	Project %	Admin/A&E %	Maximum for Selected Program
DEVELOPMENT COSTS			\$350,000
Development	\$1,512,000		
A&E	\$75,000	4.96 %	\$302,400 (20%)
Subtotal	\$1,587,000	100.00 %	
Total Cost Estimate	\$1,587,000	100.00 %	

Worksites and Properties

General Area: City of Mountlake Terrace.

City Areas: Mountlake Terrace

County: Snohomish

Legislative Districts 2012: 01

Congressional Districts 2012: 02

YAF Regions: Northwest

Coordinates: 47.79827645
-122.30812535

Worksite #1: Evergreen Playfield #1

Coordinates from Mapped Point:	Latitude: 47.79827645	Longitude: -122.30812535
Coordinates from Worksite	Latitude: 47.796842	Longitude: -122.308241
Directions:		

Worksite Description: The worksite will be located at the north end of the Evergreen Playfield Complex. The existing dirt field will be converted into turf for year round use.

New LED lights will be installed and site amenities improved.

Site Access Directions: From I-5 take the 220th St Exit and head east on 220th. Turn right (south) on 56th Ave W. The Evergreen Playfield Complex will be on your left.

Worksite Address:

22205 56th Ave W
Mountlake Terrace, WA 98043

Development Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
Athletic Fields		
Multi-purpose field development		
Total cost for Multi-purpose field development		\$1,305,000.00
Number of multi-purpose fields	0 new, 1 renovated	
Number of multi-purpose fields with lighting	0 new, 1 renovated	
Number of multi-purpose fields by surface type - Natural	0	
Number of multi-purpose fields by surface type - Synthetic	1	
Primary users of multipurpose fields	Youth	
Select the recreational uses of multi-purpose fields	Baseball, Soccer	
Select the multi-purpose field renovation elements	Add/replace fencing, Add/replace irrigation/drainage, Add/replace lighting, Add/replace turf, Add/upgrade field amenities	
General Site Improvements		
Install fencing/barriers		
Total cost for Install fencing/barriers		\$10,000.00
Select the fencing types	Chain link fencing	
Linear feet of fencing/barriers installed	600	
Number in feet of fence height	6	
Select the barrier types	Gates	
Install signs/kiosk		
Total cost for Install signs/kiosk		\$5,000.00
Number of kiosks	0 new, 0 renovated	
Number of interpretive signs/displays	0 new, 0 renovated	
Number of permanent entrance signs	1 new, 0 renovated	
Number of electronic signs	0 new, 0 renovated	
Project involves installation of informational signs (yes/no)	Yes	
Install site furnishings		
Total cost for Install site furnishings		\$35,000.00
Select the site furniture / amenities	Benches, Other, Recycling/Trash receptacles	
Site Preparation		
General site preparation		
Total cost for General site preparation		\$140,000.00
Acres of site preparation	1.86	
Buildings / structures to be demolished	n/a	
Select the site preparation activities	Demolition, General site prep activities, Mobilization, Other, Surveying	
Cultural Resources		
Cultural resources		
Total cost for Cultural resources		\$5,000.00
Acres surveyed for cultural resources	1.86	
Permits		
Obtain permits		
Total cost to Obtain permits		\$12,000.00
Architectural & Engineering		
Architectural & Engineering (A&E)		
Total cost for Architectural & Engineering (A&E)		\$75,000.00

Development Questions

- 1 of 6** Identify the source of funds (i.e. federal grant, Conservation Futures, local appropriations, private land donation, etc.) that was originally used to acquire the property.
The City of Mountlake Terrace originally acquired Evergreen Playfields through Bond Funds as a result of a tax foreclosure on a local improvement district in 1967-68.
- 2 of 6** Cultural Resources: Has the worksite been investigated for historical, archeological, or cultural resources? If yes, when did this occur and what agencies and tribes were consulted? Attach related documents (letters, surveys, agreements, etc.) to your project in PRISM.
Unknown
- 3 of 6** Describe existing worksite site conditions. The answer to this question will be used in cultural resource consultation so please provide detailed information.

The existing worksite is a dirt athletic field constructed in 1976. There are existing wood poles for lighting (9), one backstop, fencing and a retaining wall to the north. To the south there is a playground, passive recreation area, parking lot and another athletic field.

4 of 6 Cultural Resources: Describe any proposed ground disturbing activities that will take place as part of your project. This includes work conducted by hand or mechanized tools. Provide specific information including length, width, and depth of the ground disturbance. Ground disturbing work includes all restoration activities, geotech, fencing, demolition, etc. Avoid subjective phrases such as "ground disturbing activities will be minor".
Will include demo of existing field surface, irrigation, drainage, some fencing, and a few trees removed. New systems will be installed for the aforementioned attributes. A 12" drain installed 24-36" below grade, trenching and holes for the foundation of new lighting systems (4 poles) with conduit 24-35" deep, new fencing, backstops (2) and site amenities such as flags, goals, bleachers, etc.

5 of 6 Give street address for this worksite if available.
22205 56th Ave. West, Mountlake Terrace, WA 98043

6 of 6 Cultural Resources: Are there any structures existing on the property (including tidegates, dikes, residential structures, bridges, rail grades, etc.)? If so, please list all existing structures. Indicate if any of these structures will be altered or demolished as a result of the project, and provide the following for each structure that could be altered or demolished: identifying name, year constructed, year(s) remodeled/renovated. Attach at least one photo of each altered structure.
Yes, There is a restroom, playground structure, storage garage, broadcast booth, tennis courts, etc to the south. These structures are not within the construction area.

Property for Evergreen Playfield #1 Worksite #1: Evergreen Playfield Complex

Activity: Development

Landowner
City of Mountlake Terrace
PO Box 72
Mountlake Terrace, WA 98043

Control and Tenure
Instrument Type: Sponsor owned property (deed)
Purchase Type:
Term Length: Perpetuity
Expiration Date:
Note: City Acquired in 1968-69

Landowner Type: Local Government

Overall Project Questions

- 1 of 11 Is any part of the scope of work included in this application required as mitigation for another project or action? E.g. FERC relicensing, Habitat Conservation Plan, legal settlement, etc. If yes, explain:**
No, N/A
- 2 of 11 Describe any ground disturbing work that will be necessary as part of the design process, such as geotech work. Include anticipated number of test sites, depth of disturbance, location, etc.**
Yes, geotech work. Four light pole locations will be bored to test soils.
- 3 of 11 Describe any required mitigation as a result of the action in this proposal. Will mitigation occur on this site or another location?**
Some tree mitigation will need to occur as current plans call for removal of five trees.
- 4 of 11 Are overhead utility lines present at the site, and if so explain how they will be relocated or buried.**
No, n/a
- 5 of 11 Will this proposal renovate or expand an existing public park/recreation area? If yes, what is the name of the existing area?**
Evergreen Playfield Complex encompasses the large park area. Evergreen Playfield #1 is the furthest north playfield where new artificial turf and lights will be installed.
- 6 of 11 Describe the nature of any existing rights-of-way, easements, reversionary interests, etc. to the project area.**
None
- 7 of 11 Does your project address or accommodate the anticipated effects of climate change? If yes or maybe, please describe how.**
Yes, Drainage will be improved on the artificial turf field in comparison to constant runoff of the dirt field. Improved efficiency in lighting switching from metal halides to LED. Reduction from 48 fixtures to 12. Remote lighting features will also limit the lights being on when not utilized due to weather or other unforeseen issues.
- 8 of 11 When this project is completed, what are the projected economic benefits to the community or region? Consider factors such as employment, tourism, environmental improvements, property values, tax revenues, and benefits to human health and wellness. The economic benefits may be realized by government, private businesses, or the general public. Reference existing studies or data. (750 characters max)**
The completed project will be a boost to the local economy. New jobs will be created for field monitors. Potential tournaments will increase use of local hotels, shops and restaurants. The improved site and look of the facility will also increase property values in the surrounding area. As an athletic facility, the activities that will take place will promote a healthy lifestyle for children and adults.
- 9 of 11 Who will be responsible for administration, design, and/or implementation of this project (i.e. in-house staff, paid consultants, contractors, volunteers, other agency staff, etc.)? Explain.**
City of Mountlake Terrace will provide overall administration. Contractor will provide design and construction.
- 10 of 11 Does this application contain state, federal or other grants as part of the "sponsor match"? If "yes," name the grant(s) and date grant will be available.**
Yes, WWRP Local Parks 2018, Private Grants 2018
- 11 of 11 Is this project a subsequent phase to a previously funded RCFB project? If yes, please identify the grant project number(s) if known.**
No, n/a

Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
Building Permit				
Clear & Grade Permit				
SEPA				
Other Required Permits				

1 of 1

Permit Questions

Will this project require a federal permit? If this project requires a federal permit, will the scope of that permit cover ALL proposed ground disturbing activities included in this project? You may need to request a pre-application meeting with the permitting agency to answer this question.

No, N/A

Project Attachments

Attachment Type	Title	Attach Date
Applicant Resolution/Authorizations	Authorizing Resolution.pdf	04/18/2018
Application Review Report	Application Review Report, 18-1431D(rtnd 06/01/18 12:57:55).pdf	06/01/2018
Control & Tenure Documentation	Control and Tenure.pdf	04/25/2018
Evaluation: Written criteria responses	YAF Written Evaluation Responses FINAL 7.12.18.docx.docx	07/12/2018
Evaluation: Written criteria responses - Draft	YAF Written Evaluation Responses FINAL 4.27.18.docx.docx	04/30/2018
Map: Athletic Facility	Athletic Facilities Map.pdf.pdf	04/30/2018
Map: Boundary map – Draft	Park Boundary Map.pdf.pdf	04/30/2018
Photo	IMG_5402.JPG.jpg	04/30/2018
Photo	20180430_140805.jpg.jpg	04/30/2018
Project Application Report	Application Report, 18-1431D (submitted 04/30/18 17:03:51).pdf	04/30/2018
Project Support / Concern Documents	Letters of Support.pdf.pdf	04/30/2018
Site Plan: Development site plan	SitePlan.pdf.pdf	04/30/2018
Visuals	Visuals.pdf.pdf	04/30/2018

Application Status

Application Due Date: 05/01/2018

Status	Status Date	Name	Notes
Application Submitted	07/12/2018	Kevin Witte	
Application Returned	06/01/2018	Dan Haws	
Application Submitted	04/30/2018	Kevin Witte	
Preapplication	03/09/2018		

I certify that to the best of my knowledge, the information in this application is true and correct. Further, all application requirements due on the application due date have been fully completed to the best of my ability. I understand that if this application is found to be incomplete, it will be rejected by RCO. I understand that I may be required to submit additional documents before evaluation or approval of this project and I agree to provide them. (Kevin Witte, 07/12/2018)